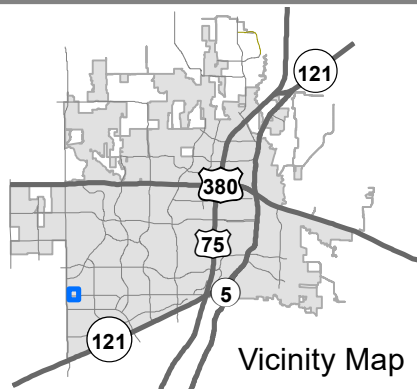
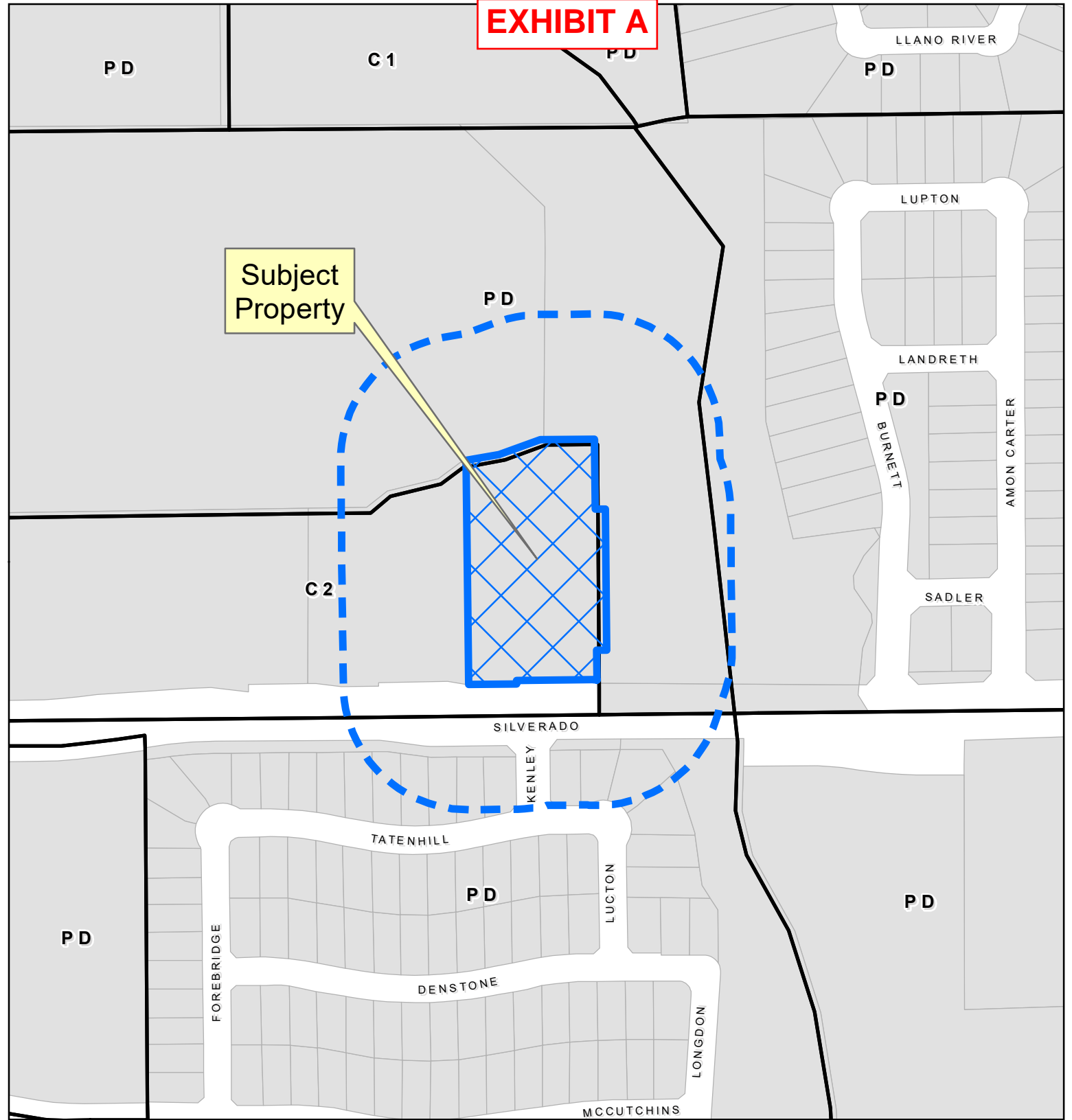


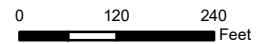
**EXHIBIT A**



Vicinity Map

# Property Owner Notification Map

SUP2024-0001



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

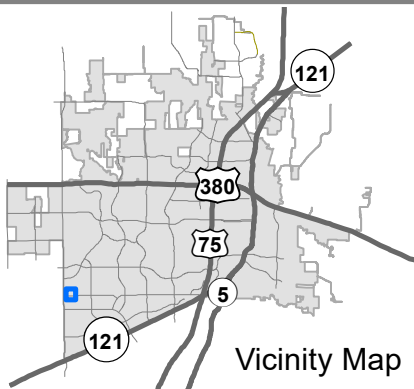




# EXHIBIT A



Subject Property



## Aerial Map

SUP2024-0001

0 120 240 Feet



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## EXHIBIT B

**STATE OF TEXAS           §**  
**COUNTY OF COLLIN       §**

WHEREAS, We, Elevated Healthcare Solutions, LLC., are the sole owners of the tract of land situated in the JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662, in the City of McKinney, Collin County, Texas, being all of Lot 4R, Block A of the Silverado Rowlett Creek Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Plat Book 2024, Page 499-500, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeast corner of a right-of-way dedication per plat of said Silverado Rowlett Creek Addition;

THENCE along the South line of said Lot 4, Block A, and the North right-of-way of said Silverado Trail, the following courses and distances:

North 84 degrees 35 minutes 25 seconds West, a distance of 8.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 89 degrees 21 minutes 40 seconds West, a distance of 136.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for Northwest corner of said right-of-way dedication;

South 00 degrees 38 minutes 57 seconds East, along the West right-of-way of said right-of-way dedication, a distance of 5.96 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 89 degrees 21 minutes 56 seconds West, a distance of 86.26 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of said Lot 4, Block A, and the Southeast corner of Lot 3, Block A, of said Silverado Rowlett Creek Addition,;

THENCE North 00 degrees 38 minutes 25 seconds West, departing the North right-of-way of said Silverado Trail, along the West line of said Lot 4R, Block A, and the East line of said Lot 3, Block A, a distance of 402.20 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of said Lot 4R, Block A, and the Northeast corner of said Lot 3, Block A, on a Southeast line of said Lot 1, Block A, of said Discovery at Rowlett Creek Addition, Lot 1, Block A;

THENCE North 79 degrees 55 minutes 27 seconds East, along the North line of said Lot 4R, Block A, and the Southeast line of said Lot 1, Block A, a distance of 60.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 70 degrees 12 minutes 15 seconds East, continuing along the North line of said Lot 4R, Block A, and the Southeast line of said Lot 1, Block A, a distance of 78.47 feet to a 1/2-inch iron rod (bent) found for the most Easterly Southeast corner of said Lot 1, Block A;

THENCE North 89 degrees 20 minutes 53 seconds East, along the common line between said Lot 4R and Lot 5R, Block 5 of the said Silverado Rowlett Creek Addition, a distance 97.48 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the northeast corner of Lot 4R and then the following courses and distances;

## EXHIBIT B

South 00 degrees 38 minutes 25 seconds East, continuing along the common line of said Lot 4R and 5R, a distance of 125.93 feet;

North 89 degrees 21 minutes 40 seconds East a distance of 18.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 00 degree 38 minutes 25 seconds East a distance of 253.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

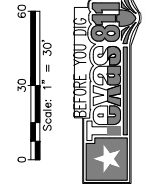
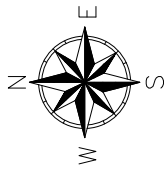
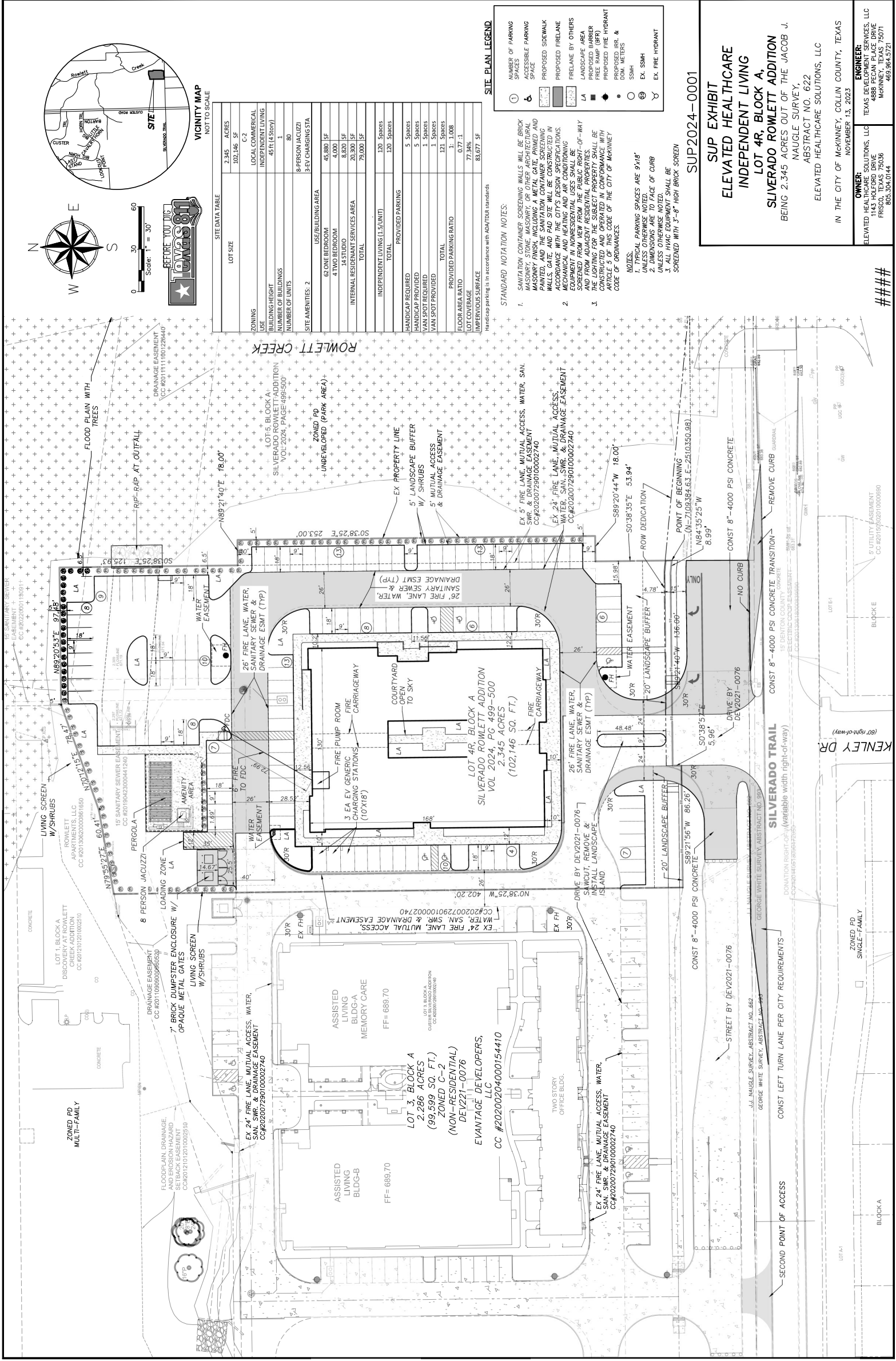
South 89 degrees 20 minutes 44 seconds West a distance of 18.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 00 degrees 38 minutes 25 seconds East a distance of 53.94 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.345 acres or 102,146 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 6th day of January, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

# EXHIBIT C



VICINITY MAP  
NOT TO SCALE

SITE DATA TABLE	
LOT SIZE	2.345 ACRES
ZONING	C-2
USE	LOCAL COMMERCIAL
BUILDING HEIGHT	45 FT (4.5 STORY)
NUMBER OF BUILDINGS	1
NUMBER OF UNITS	80
STAIR AMENITIES	2
USE/BUILDING AREA	45,880 SF
62 ONE BEDROOM	4,000
4 TWO BEDROOM	8,820
14 STUDIO	20,300
INTERNAL RESIDENTIAL SERVICES AREA	79,000
TOTAL	120
INDEPENDENT LIVING (L5/UNIT)	120
TOTAL	120
PROVIDED PARKING	5
HANDICAP REQUIRED	5
HANDICAP PROVIDED	1
VAN SPOT PROVIDED	1
TOTAL	121
PROVIDED PARKING RATIO	1: 1.008
FLOOR AREA RATIO	0.77: 1
FLOOR COVERAGE	77.34%
IMPVIOUS SURFACE	83,677 SF

**SITE PLAN LEGEND**

	NUMBER OF PARKING SPACES
	ACCESSIBLE PARKING SPACE
	PROPOSED SIDEWALK
	PROPOSED FIRELANE
	FIRELANE BY OTHERS
	LANDSCAPE AREA
	PROPOSED BARRIER
	FIRE RAMP (FRP)
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING STORM MANHOLE
	EXISTING FIRE HYDRANT

**STANDARD NOTATION NOTES:**

- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING ACCESS GATE WITH TWO (2) DESA SPRING OPERATIONS MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES. THE SANITATION CONTAINER SCREENING WALLS SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 5 OF THIS CODE OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- TYPICAL PARKING SPACES ARE 9'X18' UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SCREENING WALLS SHALL BE SCREENED WITH 3'-6" HIGH BRICK SCREEN.

**SUP EXHIBIT**  
**ELEVATED HEALTHCARE**  
**INDEPENDENT LIVING**  
**LOT 4R, BLOCK A,**  
**SILVERADO ROWLETT ADDITION**  
BEING 2.345 ACRES OUT OF THE JACOB J. NAUGLE SURVEY,  
ABSTRACT NO. 622  
ELEVATED HEALTHCARE SOLUTIONS, LLC

IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
NOVEMBER 13, 2023

<b>OWNER:</b> ELEVATED HEALTHCARE SOLUTIONS, LLC 1143 HOLFORD DRIVE FRISCO, TEXAS 75036 800.504.0144	<b>ENGINEER:</b> TEXAS DEVELOPMENT SERVICES, LLC 4888 PECAN PLACE DRIVE MCKINNEY, TEXAS 75071 469.964.5721
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